



## 17 Churchill Avenue

Market Rasen, LN8 3DD



Book a Viewing!

**£185,000**

A well-presented and spacious semi-detached three bedroom house located in the centre of Market Rasen with convenient access to local amenities and a primary school. This family home has been redecorated throughout and features a large open plan kitchen/diner suitable for both family living and entertaining with French double doors opening onto the rear patio, a spacious living room, ground floor WC, first floor bathroom and three well-proportioned double bedrooms. Externally the property benefits from a large gravelled driveway to the front and a garden to the rear.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Market Rasen is a thriving Market Town situated on the edge of the Lincolnshire Wolds with the added benefit of a train station and bus services providing regular links to larger Towns and City networks. The Town is renowned for its Golf Course and Racecourse and also has a wonderful range of local independent retail outlets, regular markets in the cobbled market square, various restaurants, boutique hotel and guest houses, public houses, library, health care providers and good local schooling; Primary Schooling – Market Rasen C of E Primary (Ofsted Graded 'Good'), Secondary Schooling – De Aston School (Ofsted Graded 'Good').



## ACCOMMODATION

### HALLWAY

With laminate flooring throughout, UPVC external door and window, radiator, doors leading to principal rooms and stairs rising to the first floor.

### LIVING ROOM

11' 5" x 14' 11" (3.48m x 4.55m) With laminate flooring, radiator, UPVC bay window and fireplace.

### WC

4' 8" x 2' 9" (1.42m x 0.84m) With laminate flooring, low level WC, wash hand basin, radiator and UPVC frosted window.



### DINING ROOM

8' 11" x 14' 11" (2.72m x 4.55m) With laminate flooring throughout, radiator and UPVC double glazed French patio doors opening to the patio area.

### KITCHEN

11' 7" x 6' 2" (3.53m x 1.88m) With laminate flooring throughout, UPVC external door and UPVC window, fitted with a range of wall and base units with work surfaces and tiled splashbacks, integrated electric oven, integrated induction hob with extractor fan, space for washing machine, dishwasher and fridge and opening into pantry which houses the boiler with fitted shelving.

### FIRST FLOOR LANDING

With UPVC window and doors leading to all rooms.



### BEDROOM 1

11' 4" x 11' 2" (3.45m x 3.4m) With radiator and UPVC window.

### BEDROOM 2

9' 0" x 12' 4" (2.74m x 3.76m) With radiator and UPVC window.

### BEDROOM 3

8' 2" x 10' 1" (2.49m x 3.07m) With radiator and UPVC window.

### BATHROOM

5' 1" x 6' 8" (1.55m x 2.03m) With vinyl flooring, low level WC, wash hand basin, bath with overhead shower, radiator, UPVC frosted window and door leading to the airing cupboard.



### OUTSIDE

To the rear of the property there is a large stone paved patio area leading onto the garden with raised beds, a large shed and a decking area. There is side access to the front of the property where there is an extensive stone gravelled driveway providing off road parking with bin storage.



**WEBSITE**

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**GENERAL**

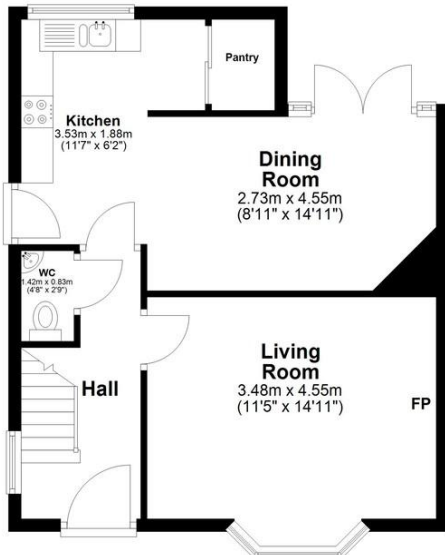
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

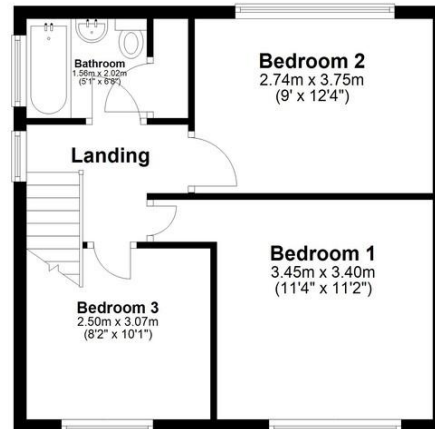
**Ground Floor**

Approx. 47.6 sq. metres (511.9 sq. feet)



**First Floor**

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 87.9 sq. metres (945.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG25 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



[www.mundys.net](http://www.mundys.net)